114.0	0005	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	647,200 / 647,200
					USE VALUE:	647,200 / 647,200
					ASSESSED:	647,200 / 647,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
229		PHEASANT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ALBANO THOMAS
Owner 2:	NOILES PAMELA
Owner 3:	
Street 1:	229 PHEASANT AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	FULLAM RYAN M -
Owner 2:	-
Street 1:	229 PHEASANT AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .125 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1929, having primarily Wood Shingle Exterior and 1351 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5440.000	239,000		408,200	647,200
Total Card	0.125	239,000		408,200	647,200
Total Parcel	0.125	239,000		408,200	647,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 478.93 | /Parcel: 478.93

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	73128
GIS Ref	
GIS Ref	
Insp Date	08/08/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 114.0-0005-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	239,000	0	5,440.	408,200	647,200		Year end	12/23/2021
2021	101	FV	231,700	0	5,440.	408,200	639,900		Year End Roll	12/10/2020
2020	101	FV	274,100	0	5,440.	408,200	682,300	682,300	Year End Roll	12/18/2019
2019	101	FV	220,300	0	5,440.	414,100	634,400	634,400	Year End Roll	1/3/2019
2018	101	FV	227,700	0	5,440.	309,100	536,800	536,800	Year End Roll	12/20/2017
2017	101	FV	227,700	0	5,440.	279,900	507,600	507,600	Year End Roll	1/3/2017
2016	101	FV	227,700	0	5,440.	268,300	496,000	496,000	Year End	1/4/2016
2015	101	FV	214,800	0	5,440.	227,400	442,200	442,200	Year End Roll	12/11/2014

!8868!

PRINT

Date	Time
12/30/21	08:04:19

LAST REV

Date	Time
08/18/21	15:10:48
danam	

USER DEFINED

Prior Id # 1:	73128
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 8868

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FULLAM RYAN M,	76457-435	1	12/17/2020		729,000	No	No		
MCCARTHY BARBAR	73555-459	1	10/30/2019		640,000	No	No		
MCCARTHY BARBAR	73065-59	1	8/6/2019	Convenience	10	No	No		
OBRIEN PAUL & S	70078-593		10/16/2017	Convenience	10	No	No		Paul D. Obrien d.o.d. 11/14/2017 bk 70078 pg
OBRIEN SHIRLEY	33120-576		6/25/2001	Family	1	No	No		
	11218-344		9/23/1966			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/30/2021	913	Add Bath	1,976	O				

ACTIVITY INFORMATION

Date	Result	By	Name
1/19/2021	SQ Returned	MM	Mary M
1/12/2021	SQ Mailed	MM	Mary M
1/6/2020	SQ Returned	MM	Mary M
8/27/2019	Mail Update	JO	Jenny O
10/26/2018	Mail Update	MM	Mary M
8/8/2018	MEAS&NOTICE	CC	Chris C
4/2/2009	Measured	372	PATRIOT
2/18/2000	Mailer Sent		
2/15/2000	Measured	263	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5440		Sq. Ft.	Site		0	70.	1.07	5									408,240						408,200	

Total AC/HA:	0.12489	Total SF/SM:	5440	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	408,240	Spl Credit		Total:	408,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	1 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.94911706
Adj $ / SQ:	166.570
Other Features:	55000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	324750
Depreciation:	85734
Depreciated Total:	239016

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB	

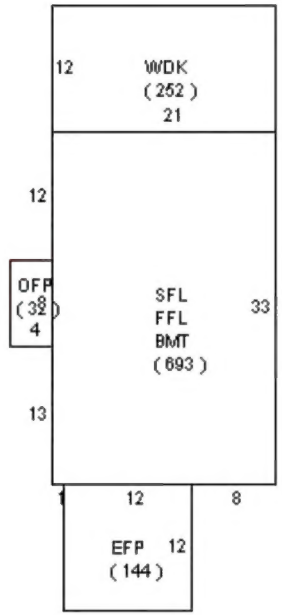
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	166.57
Special Features:	0	Val/Su Net:	96.68
Final Total:	239000	Val/Su SzAd	176.86

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	693	49.970	34,630
FFL	First Floor	693	166.570	115,433
SFL	Second Floor	658	166.570	109,661
WDK	Deck	252	9.460	2,384
EFP	Enclos Porch	144	43.780	6,305
OFP	Open Porch	32	41.760	1,336

Net Sketched Area:	2,472	Total:	269,749
Size Ad	1351.3499	Gross Area	2507	FinArea	1351
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	95				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

114.0-0005-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	